

Burlington Development Review Board

149 Church Street, City Hall

Burlington, VT 05401

www.ci.burlington.vt.us/planning/boards/drbb/

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Austin Hart
Michael Long
Jonathan Stevens
Brad Rabinowitz
Bob Schwartz
Kevin Stapleton
Jim Drummond
Andy Strauss (Alt.)
Oscar Hernandez (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, August 2, 2011 - 5:00 p.m., Contois Auditorium, City Hall, 149 Church Street, Burlington, VT MINUTES

Present: Austin Hart (Chair), Michael Long (Vice Chair), Kevin Stapleton, Brad Rabinowitz, Jonathan Stevens, Bob Schwartz, Oscar Hernandez (Alt.)

Staff: Nic Anderson, Scott Gustin.

Absent: Ken Lerner, Andy Strauss (Alt.) Mary O'Neil, Jim Drummond

I. **Agenda**

No changes

II. **Communications**

Amended plans for 88 South Willard Street submitted August 1, 2011. Submitted to board today.

III. **Minutes**

One set from July 5. Will review and discuss at deliberative.

IV. **Public Hearing**

1. **11-0394PD: 88 SOUTH WILLARD STREET (RH, Ward 2) ROBERT W KILPATRICK**

Combined preliminary/final plat review of planned unit development (PUD) to construct new detached residential structure for one additional unit with associated parking.

Continued review. (Project Manager: Scott Gustin)

S. Gustin handed out updated plans and informed of details. Applicant R. Kilpatrick and architect present.

RK detailed proposed changes since last meeting. Ran plans through Joel Flemming from DPW who confirmed parking would work. Confirmed building elevation changes.

A. Hart asked about compact parking space and access.

RK replied.

B. Rabinowitz strongly encouraged applicant to protect building from snowplows and snow.

J. Stevens asked for clarification about parking spaces.

A. Hart offered invitation to stick around for deliberation.

Closed public hearing 5.17pm.

V. **Certificate of Appropriateness**

1. **12-0051SN: 37-43 CHURCH STREET (D, Ward 3) ANTONIO B POMERLEAU LLC/ TWIN STATE SIGNS**

Replace non-conforming parallel sign with new non-conforming parallel sign for Panera Bread. (Project Manager: Scott Gustin)

Applicants Monique from Twin State Signs and Carol Scobie from Panera Bread present.

Monique, doesn't have concerns. Good compromise to Old Navy sign.

A. Hart commented on Outdoor Gear Exchange and asked S. Gustin how this would affect that application.

S. Gustin noted number of signs not limited, total area is limited based on space.

J. Stevens asked who controls that.

S. Gustin landlord.
B. Rabinowitz asked about lighting.
Monique detailed proposal.
B. Rabinowitz noted people could see into light from below.
Monique can supply cut sheet on the light and can show photograph from current sign that has one at Go Go Gas in Essex.
A. Hart those would be very helpful.
C. Scobie if lighting is concern, they can compromise.
B. Rabinowitz would like to see controlled beam spread lighting the sign not the wall.
A. Hart closed public hearing 5.26pm.

V. Other Business

VI. Adjournment

Adjourned at 5.27pm.

Deliberative undertaken at 5.28pm.

88 South Willard St

J. Stevens moved to approve staff findings and conditions of approval.

K. Stapleton second

A. Hart modification to motion to reflect new site plans submitted.

J. Stevens accepted modification

Vote: In Favor 6:0 Against

Panera Bread

B. Rabinowitz moved to approve staff findings and conditions of approval and include condition requiring lighting design to be submitted to ensure light source is not visible from church street and light fixture color be close as possible to building color.

J. Stevens second

Vote: In Favor 6:0 Against

A. Hart, Chair, Development Review Board

Date

Nic Anderson, Planning and Zoning Clerk